146-93 Guy R. Brewer Boulevard, Queens

Zoning Comparison Table

	Existing Zoning (R3-2)		Proposed Zoning R6A/C2-2 (Under MIH Zoning)	
	ZR Section #	**R3-2**	**ZR Section #**	**R6A/C2-2**
USE GROUPS	22-10	1, 2, 3, 4	22-10/32-10	1, 2, 3, 4, 5, 6, 7, 8, 9, 14
Residential	23-142	0.5	23-154*	3.6
Affordable Independent Residences for Seniors	23-144	0.95	23-155	3.9
Community Facility	24-11	1.0	33-121	3.0
Commercial	n/a	n/a	33-122	2.0
Commercial and Community Facility	n/a	n/a	33-121	3.0
Manufacturing	n/a	n/a	n/a	n/a
YARDS				
Minimum Front Yard	23-45a	15'	n/a	n/a
Minimum Side Yard	23-461/462	5' (Min) , 13' (Total)	34-232/23-462	None or 8'
Minimum Rear Yard	23-47	30'	33-26/23-47	30', 20' (Commercial)
HEIGHT AND SETBACKS				
Minimum Base Height	n/a	n/a	34-22/35-65/35-652/23-662	40'
Maximum Base Height	23-631b	21'	34-22/35-65/35-654/23-664*	65', 60'/4-Stories (Commercial)
Maximum Building Height	23-631b	35'	34-22/35-65/35-654/23-664*	85'/8-Stories
Maximum Height of Front Wall	23-631b	21'	34-22/35-65/35-654/23-664*	65'
Sky Exposure Plane	n/a	n/a	n/a	n/a
Setbacks from Narrow Streets	n/a	n/a	34-22/35-65/35-652/23-662	15'
Setbacks from Wide Streets	n/a	n/a	34-22/35-65/35-652/23-662	10'
OPEN SPACE				
Minimum Open Space / Max. Lot Coverage	23-142	65% / 35%	n/a	n/a
LOT COVERAGE				
Interior/Through Lot	23-142	35%, 55% (Community Facility)	23-153/35-22	65%, 60% (Community Facility)
Corner Lot	23-142	35%, 60% (Community Facility)	23-153	100%, 80% (Community Facility)
DENSITY				
Affordable Dwelling Units	23-22	625** or 870 sf/DU	23-22/35-22	680 sf/DU
PARKING				
Residential	25-23	100%	25-23/36-33	50%
Commercial	n/a	n/a	36-21	By Use
Income-Restricted Housing Units	12-10/25-251	50% or None (Transit Zone)	12-10/25-251/36-33	25% or None (Transit Zone)
Affordable Independent Residences for Seniors	12-10/25-252	10% or None (Transit Zone)	12-10/25-252/36-33	10% or None (Transit Zone)
Government Assisted Dwelling Units	12-10/25-253	80%	12-10/25-253/36-33	35%
LOADING				
Commercial	n/a	n/a	36-62	By Use
Bicycle Parking (Residential)	25-80	1 per 2 dwelling units	25-811/36-70	1 per 2 dwelling units (UG-2)
Bicycle Parking (Affordable Independent Residences for Seniors)	25-80	1 per 10,000 sf	25-811/36-70	1 per 10,000 sf
Bicycle Parking (Commercial)	n/a	n/a	36-711	By Use

*When providing affordable housing pursuant to the Inclusionary Housing Program as set forth in ZR Section 23-90

**For single and two-family detached and semi-detached residences